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March 7, 2005

Diane O'Quinn Williams  
Director, Dept. of Planning and Zoning  
Miami-Dade County  
111 N.W. 1st Street, 11th Floor  
Miami, Florida 33128

RECEIVED  
2005-06-7  
MAR 9 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY *PL*

Re: Letter of Intent – CAP Investments, LLC  
DBC to O.P.D.

Dear Ms. O'Quinn,

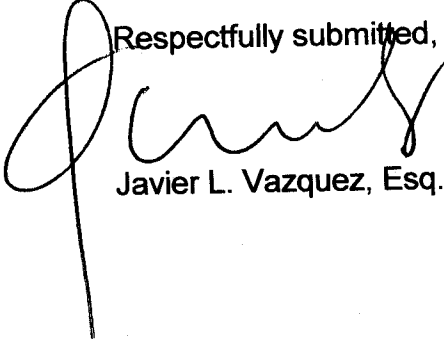
The undersigned is counsel to CAP Investments, LLC, the owner of approximately 3.4 acres located at Bird Road and SW 119<sup>th</sup> Avenue. This shall constitute our letter of intent in support of our application (the "Application") for approval of a district boundary change from RU-5A to O.P.D. (Office Park District). The subject property is part of a sliver designated as "Institutional" in the Master Plan; said sliver running from the Florida Turnpike, west to SW 119<sup>th</sup> Avenue. The requested zone change will allow the applicant to develop an office park consisting of 2 office buildings and a parking garage. The office buildings, which will serve the medical community in the area, will include a 4-story, 40,000 square foot building and an 8-story, 82,900 square foot building; said building to have a 2,900 square foot ground floor extension. The proposed parking garage consists of 6 stories with rooftop parking.

The subject property is currently zoned RU-5A pursuant to Resolution Z48-97, which also approved variances for setbacks, spacing between buildings and landscaping requirements. A deletion of any Declaration of Restrictions submitted in connection with said approval, if any, may be required as part of this application. It is important to note that the subject application will not require variances of any kind. Therefore, the Applicant will comply with all criteria in the O.P.D. District, including but not limited to spacing, setbacks and landscaping.

The applicant has met with Planning staff (Gilberto Blanco) to discuss the proposed development. The requested O.P.D. zoning district will not have an unfavorable effect on the surrounding area as the subject property is already zoned for office uses and the proposed development provides much needed office space for the medical community serving this area of the County. Although not required, the applicant is submitting plans in order for staff to corroborate the compatibility of the proposed

use. A declaration of Restrictions will be submitted tying said plans to the approval of this application.

Based on the foregoing, the Applicant would request your favorable consideration and recommendation of the Application.

Respectfully submitted,  
  
Javier L. Vazquez, Esq.